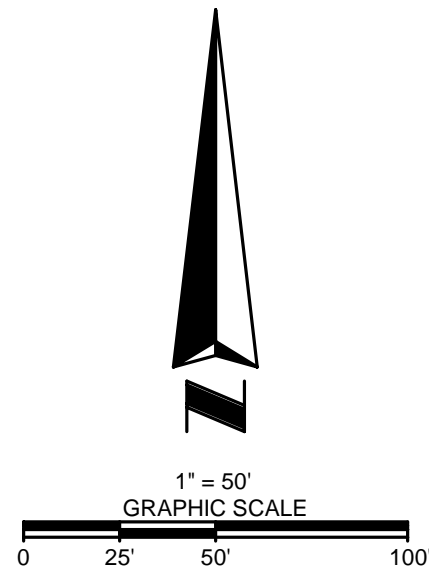


BASIS OF BEARING

Bearings and distances are based on U.S. State Plane NAD 1983 Coordinates, verified by RTK GPS datum and rotated based on legal description provided to this firm. Base bearing is shown as N 89°29'04" E on this survey.



OBSERVED SIGNIFICANT OBSERVATIONS	
	ASPHALT ROAD CROSSES OVER SUBJECT PROPERTY 17.2'
	ASPHALT ROAD CROSSES OVER SUBJECT PROPERTY 5.1'
	FENCE CROSSES OVER SUBJECT PROPERTY 1.0'
	FENCE CROSSES OVER SUBJECT PROPERTY 1.7'
	ASPHALT ROAD CROSSES OVER SUBJECT PROPERTY 0.8'
	BUILDING FALLS WITHIN EASEMENT ALONG NORTH PROPERTY LINE

LINE DATA	
L1 N 21°12'27" E 70.04'(A) N 20°58'30" E 70.00'(R)	L3 E N 68°51'49" W 10.01'(A) 69°01'30" E 10.00'

CURVE DATA		
C1 R=11334.30' L=566.20'(A) L=563.79'(R) Δ=2°51'44"(A) Δ=2°51'00"(R) S 0°28'03" E (A) 566.14'(CHORD)(A) SOUTH (R) 563.73'(CHORD)(R)	C2 R=1607.04' L=21.03'(A) L=21.05'(R) Δ=0°45'00"(A) Δ=0°45'00"(R) S 21°34'16" W (A) 21.03'(CHORD)(A) S 20°58'30" W (R) 21.05'(CHORD)(R)	C3 R=1597.04' L=106.19'(A) L=106.40'(R) Δ=3°48'35"(A) Δ=3°48'02"(R) S 23°03'45" E (A) 106.17'(CHORD)(R)

ZONING INFORMATION	
ITEM	CONTACT: PARTNER
ZONING DESIGNATION	B-3
MINIMUM LOT AREA (SQ. FT.)	NONE
MINIMUM FRONTAGE	N/A
MINIMUM LOT WIDTH	50 FEET
MAX IMPERVIOUS COVERAGE	N/A
MAX BUILDING HEIGHT	60 OR 30 FEET
MINIMUM SETBACKS	
FRONT	50 FEET
SIDE	40 OR 5 FEET
REAR	60 OR 5 FEET

NOTES:
ZONING INFORMATION SHOWN IS PRELIMINARY UNTIL A FINAL ZONING REPORT IS PROVIDED

FLOOD INFORMATION	
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X-UNSHADED", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 011702198 (MAP NO. 010192), WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 20, 2013, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.	
ZONE "X-UNSHADED" - MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT-ANNUAL-CHANCE FLOODPLAINS. NO BFES OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES.	

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PARCEL ID: 137361001024.000
SPECIFICATION RUBBER PRODUCTS INC
1505 SIMMSVILLE RD
ALABASTER, AL 35007

PARCEL ID: 137 36 1 001 026.000
WATTS CARL
1429 SIMMSVILLE RD
ALABASTER, AL 35007

(ALSO KNOWN AS COUNTY ROAD 11)
SIMMSVILLE ROAD
(PAVED PUBLIC RW VARIES)

PARCEL ID: 137361001029.001
WATTS CARL EUGENE
1370 SIMMSVILLE RD
ALABASTER, AL 35007

PARCEL ID: 137361001027.001
BARNETT ROBERT C 1/2 INT & KESSLER CHARLES G JR
TRUSTEE OF THE NINA J KESSLER FAMILY TRUST 1/2 INT
1530 SIMMSVILLE RD
ALABASTER, AL 35007
187,152.69 SQ. FT.
4.30 ACRES±

PARCEL ID: 137361001028.000
EMMANUEL TEMPLE HOLINESS CHURCH
1440 SIMMSVILLE RD
ALABASTER, AL 35007

- NOTES CORRESPONDING TO SCHEDULE "B" ITEMS**
- TRANSMISSION LINE PERMIT IN FAVOR OF ALABAMA POWER COMPANY DATED JUNE 9, 1961, AND RECORDED IN DEED BOOK 217, PAGE 131, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
ON PROPERTY - BLANKET OVER NORTH HALF OF PROPERTY
 - RIGHTS OF OTHERS TO THAT EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEEDS RECORDED IN DEED BOOK 332, PAGE 48 AND CORRECTED IN DEED BOOK 881 AND DEED BOOK 332, PAGE 882, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
ON PROPERTY - AS SHOWN; EASEMENT APPEARS TO COVER REMAINDER OF SUBJECT PROPERTY
 - EASEMENT AND RIGHT-OF-WAY FOR SANITARY SEWER SYSTEM TO THE CITY OF ALABASTER, SHELBY COUNTY, ALABAMA, DATED AUGUST 22, 1995, AND RECORDED IN INSTRUMENT 1996-34793, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
OFF PROPERTY - EASEMENT FALLS SOUTHWEST OF THE SUBJECT PROPERTY
 - SUBJECT TO THAT 30-FOOT EASEMENT FOR INGRESS AND EGRESS AS RESERVED IN DEED RECORDED IN INSTRUMENT 1999-50684, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
OFF PROPERTY - PROPERTY DESCRIBED WITHIN EXHIBIT; EASEMENT FALLS ON PROPERTY NORTH OF SITE
 - RIGHT-OF-WAY AND EASEMENT FOR DISTRIBUTION FACILITIES TO ALABAMA POWER COMPANY DATED OCTOBER 6, 2003, AND RECORDED IN INST. NO. 2004020600062030, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
ON PROPERTY - BLANKET OVER POWER UTILITIES ON SITE
 - EASEMENT FOR INGRESS AND EGRESS TO THE CITY OF ALABASTER DATED SEPTEMBER 12, 2005, AND RECORDED IN INST. NO. 20050919000483470, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
ON PROPERTY - AS SHOWN
 - TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, AS SET OUT IN MINERAL ASSESSMENT BOOK 1, PAGE 70, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
DOCUMENT REQUESTED

TITLE COMMITMENT INFORMATION

The Title Description and Schedule "B" items are the same as shown on the title commitment provided by Fidelity National Title Insurance Company, Commitment No. AL250160-D, with an effective date of 02/07/2007

TITLE DESCRIPTION

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

A parcel of land situated in the North 1/2 of the NE 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of the NE 1/4 of the NE 1/4 of said Section 36 and run North along the West line of said 1/4-1/4 Section for a distance of 447.26 feet to a point; thence left 90 degrees and run west for a distance of 101.26 feet to a point on the Southeastly right of way of Shelby County Road #11; thence right 110 degrees 58 minutes 30 seconds for a distance of 255.43 feet to a point on said right of way; thence left 90 degrees and run Northwesterly 10.00 feet to a point on said right of way; thence right 90 degrees and run Northeastly 122.94 feet to a point on said right of way and also being a point on a curve to the right, having a radius of 1607.04 feet and a central angle of 00 degrees 46 minutes 02 seconds thence run Northeastly for an arc distance of 21.06 feet to a point on said right of way; thence right 90 degrees from tangent Southeastly for 10.00 feet to a point on said right of way having a radius of 1597.04 feet and a central angle of 3 degrees 49 minutes 02 seconds thence turn left 90 degrees to the tangent of said point on curve and run Northeastly and along arc of said right of way for an arc distance of 106.40 feet to a point on said right of way also being the southwest corner of Shelby County tax parcel 13-7-36-1-001-027-002 and also being the point of beginning of said parcel; thence run South 64 degrees 27 minutes 23 seconds East for a distance of 90.46 feet; thence run North 89 degrees 29 minutes 04 seconds East for a distance of 280.20 feet to a point on a curve having a radius of 11,334.30 feet and a delta of 02 degrees 51 minutes 00 seconds; thence run along said curve for a distance of 563.79 feet; thence run North 56 degrees 17 minutes 34 seconds West for a distance of 350.31 feet; thence run North 60 degrees 56 minutes 33 seconds West for a distance of 223.60 feet to a point on the Southeastly right of way of Shelby County Road #11; thence run North 20 degrees 58 minutes 58 seconds East for a distance of 70.00 feet; thence North 69 degrees 1 minutes 30 seconds West for a distance of 10.00 feet; thence North 20 degrees 58 minutes 30 seconds East for a distance of 122.94 feet to a point on a curve having a radius of 1607.04 feet and a delta of 00 degrees 45 minutes 02 seconds; thence run along said curve for a distance of 21.06 feet; thence run south 69 degrees 01 minutes 30 seconds East for a distance of 10.00 feet to a point on a curve having a radius of 1597.04 feet and a delta of 03 degrees 49 minutes 02 seconds; thence run along said curve for a distance of 106.40 feet to the point of beginning.

THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. AL250160-D HAVING AN EFFECTIVE DATE OF FEBRUARY 4, 2025 AT 8:00 AM.

INTERSTATE 65
(PAVED PUBLIC RW VARIES)

LEGEND	
CR1 = 1/2" CAPPED REBAR IRON FOUND (UR)	W = WATER METER
CR2 = 1/2" CAPPED REBAR IRON FOUND (ALLEN)	P = POWERLINE POLE
RBR = 1/2" REBAR IRON FOUND	B = BOLLARD
S = 1/2" CAPPED REBAR IRON SET (POLYSLUR CAD010115)	F = FIRE HYDRANT
NIF = NO IRON FOUND (DUE TO HEDGE OVER CORNER)	L = LIGHT POLE
MN = MAGNAIL FOUND	O = OVERHEAD POWERLINE
MS = MAGNAIL SET	V = V/C UNIT
MSL = MINIMUM BUILDING SETBACK LINE	G = GRATED INLET
(R) = RECORD	I = INTERSTATE BILLBOARD
(A) = ACTUAL	M = MAIL BOX
POC = POINT OF COMMENCEMENT	WR = WELL ROCK
POB = POINT OF BEGINNING	WV = WATER VALVE MARKER
BH = BUILDING HEIGHT	
F = FENCE LINE	
P = HANDICAP PARKING	
BOUNDARY	
SETBACK/EASEMENT	
ZONING SETBACK	
	ASPHALT
	CONCRETE

- SURVEYOR'S NOTES**
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO SIMMSVILLE ROAD, WHICH IS A DEDICATED PUBLIC RIGHT-OF-WAY.
 - THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
 - THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
 - NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
 - THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
 - THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
 - ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
 - THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
 - THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
 - NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

BUILDING AREA		BUILDING HEIGHT	
BUILDING 1:	15,031.69 SQ. FT.	BUILDING 1:	16.0' ±
BUILDING 2:	36,730.09 SQ. FT.	BUILDING 2:	16.0' ±

LAND AREA		PARKING	
PARCEL 1:	187,152.69 SQ. FT.	REGULAR:	74
		COVERED:	0
TOTAL ACERAGE:	4.30 ACRES±	HANDICAP:	4
		TOTAL PARKING:	78

2021 ALTA/NSPS LAND TITLE SURVEY

2 FLEX INDUSTRIAL BUILDINGS

SITE ADDRESS
1520 AND 1510 SIMMSVILLE ROAD
CITY OF ALABASTER
SHELBY COUNTY, ALABAMA

PARTNER PROJECT NUMBER: 25-480484.3

COORDINATED BY

PARTNER

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: A.D.L.	DRAWING SCALE: 1"= 50'
		CHECKED BY: TDF	JOB NO.: 2501-0405
		FILENAME: 2501-0405.DWG	

SURVEYED BY

POLY SURVEYING

SERVING ALABAMA, GEORGIA, FLORIDA & MISSISSIPPI

CORPORATE OFFICE
3588 JACKSON RD
MOBILE, AL 36619
P: (251) 966-2010
WWW.POLYSURVEYING.COM

SURVEYOR'S CERTIFICATE

TO: STOIC EQUITY PARTNERS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY; SEACOAST BANK NATIONAL BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10, 13, 14, 16, 17, 18(GRAPHICALLY DEPICTED ONLY) AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 31, 2025.

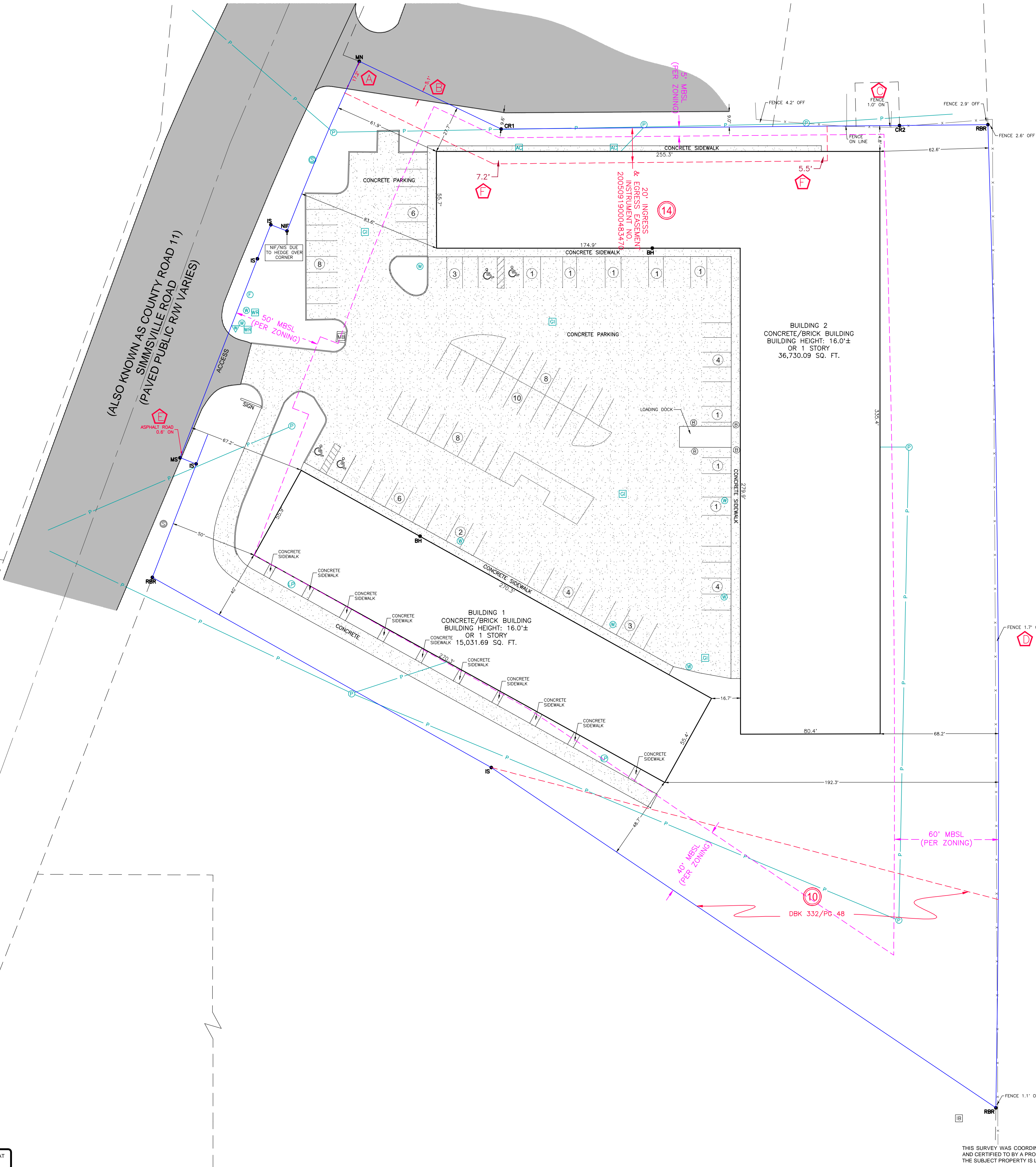
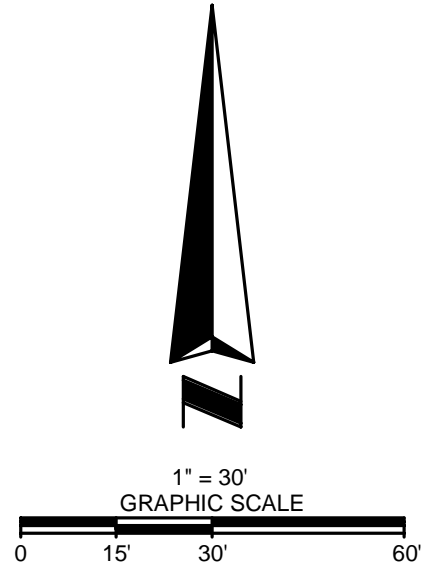
DATE OF PLAT OR MAP: FEBRUARY 04, 2025

PRELIMINARY

J. BRETT ORRELL, P.L.S., ALA. REG. NO. 31836-S

SHEET 1
OF 2

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED



LEGEND	
CR1 = 1/2" CAPPED REBAR IRON FOUND (UP)	WM = WATER METER
CR2 = 1/2" CAPPED REBAR IRON FOUND (ALLEN)	PP = POWERLINE POLE
RBR = 1/2" REBAR IRON FOUND	BB = BOLLARD
IS = 1/2" CAPPED REBAR IRON SET (POLYUR CA00101LS)	FD = FIRE HYDRANT
NIF = NO IRON FOUND (DUE TO HEDGE OVER CORNER)	SS = SANITARY SEWER MANHOLE
MN = MAGNAIL FOUND	LP = LIGHT POLE
MS = MAGNAIL SET	OP = OVERHEAD POWERLINE
MBSL = MINIMUM BUILDING SETBACK LINE	AC = A/C UNIT
(R) = RECORD	GI = GRATED INLET
(A) = ACTUAL	IB = INTERSTATE BILLBOARD
POC = POINT OF COMMENCEMENT	MB = MAIL BOX
POB = POINT OF BEGINNING	WR = WELL ROCK
BH = BUILDING HEIGHT	WM = WATER VALVE MARKER
FL = FENCE LINE	AS = ASPHALT
CP = CONCRETE PARKING	CO = CONCRETE
BOUNDARY	
SETBACK/EASEMENT	
ZONING SETBACK	

2021 ALTA/NSPS LAND TITLE SURVEY

2 FLEX INDUSTRIAL BUILDINGS

SITE ADDRESS

1520 AND 1510 SIMMSVILLE ROAD

CITY OF ALABASTER

SHELBY COUNTY, ALABAMA

PARTNER PROJECT NUMBER: 25-480484.3

COORDINATED BY

PARTNER

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DATE	REVISIONS	DRAWN BY: A.D.L.	DRAWING SCALE: 1"= 30'
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